



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Set Public Hearing for October 4, 1995 to Consider Reimbursement Agreement #RA-95-04 for Public Improvements for Lodi Town Plaza Shopping Center

MEETING DATE: September 6, 1995

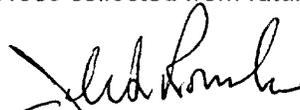
PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council set a public hearing for October 4, 1995 to consider Reimbursement Agreement #RA-95-04 for public improvements in Kettleman Lane and along the west boundary of the Lodi Town Plaza Shopping Center constructed with the Lodi Town Plaza Shopping Center.

BACKGROUND INFORMATION: Public improvements required for the development of Lodi Town Plaza Shopping Center were installed by Target Stores in conjunction with the construction of its store on the parcel it had purchased in the center. The adjacent parcel to the west (APN 027-040-030) benefited from the installation of the off-site improvements as shown on Exhibit A.

The developer has paid the appropriate application fee and the developer's engineer, Phillippi Engineering, has submitted the required cost estimate for the improvements. The reimbursable improvements consist of a 10-inch water main along the west boundary of the Lodi Town Plaza Shopping Center, an 8-inch sanitary sewer main and street improvements in Kettleman Lane.

FUNDING: Applicant fees and reimbursement fees collected from future development.


Jack L. Ronsko
Public Works Director

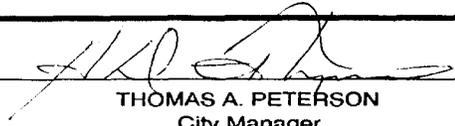
Prepared by Sharon A. Welch, Associate Civil Engineer

JLR/SAW/lm

Attachment

cc: Associate Civil Engineer - Development Services
Target Stores
Phillippi Engineering
E. & O. Anagnos, et al.

APPROVED: _____


THOMAS A. PETERSON
City Manager



recycled paper

EXHIBIT A

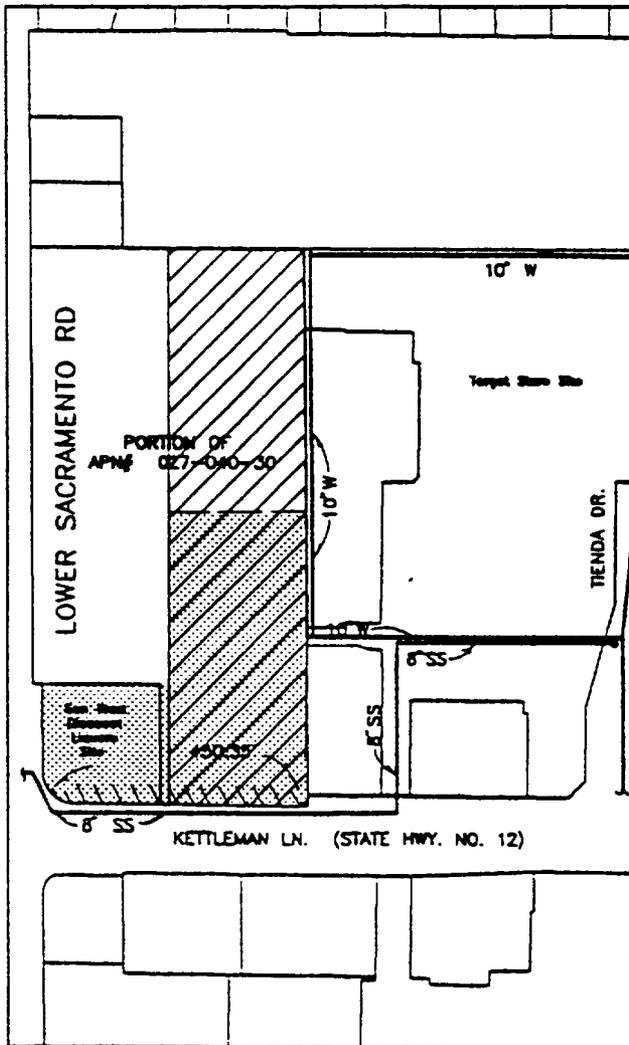


CITY OF LODI

PUBLIC WORKS DEPARTMENT

LODI TOWN PLAZA

REIMBURSEMENT #RA 95-04



N.T.S.

LEGEND:

AREAS OF BENEFIT

SANITARY SEWER

WATER

STREET IMPROVEMENTS

Reimbursement covers improvements shown on approved Drawing No's. 92D125, 92D131 through 92D133.

INITIAL REIMBURSEABLE AMOUNTS (1995)

WATERMAIN	\$2160.12/Acre
SANITARY SEWER MAIN	\$3607.73/Acre
STREET IMPROVEMENTS	\$12.92/Front Foot
(KETTLEMAN LANE)	

REIMBURSEMENT RA# 95-04



CITY OF LODI
P. O. BOX 3006
LODI, CALIFORNIA 95241-1910

ADVERTISING INSTRUCTIONS

SUBJECT: PUBLIC HEARING REGARDING REIMBURSEMENT AGREEMENT
#RA-95-04 FOR PUBLIC IMPROVEMENTS IN KETTLEMAN LANE AND
ALONG THE WEST BOUNDARY OF THE LODI TOWN PLAZA
SHOPPING CENTER CONSTRUCTED WITH THE LODI TOWN PLAZA
SHOPPING CENTER

PUBLISH DATE: SATURDAY, SEPTEMBER 9, 1995

TEAR SHEETS WANTED: ONE

AFFIDAVIT AND BILL TO: JENNIFER M. PERRIN
CITY CLERK

DATED: SEPTEMBER 7, 1995

ORDERED BY:


JACQUELINE L. TAYLOR
DEPUTY CITY CLERK



CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: October 4, 1995

Time: 7:00 p.m.

For information regarding this notice please contact:

Jennifer M. Perrin

City Clerk

Telephone: (209) 333-6702

NOTICE OF PUBLIC HEARING

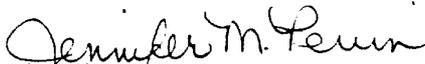
NOTICE IS HEREBY GIVEN that on **Wednesday, October 4, 1995** at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing at the Carnegie Forum, 305 West Pine Street, Lodi, to consider the following matter:

- a) Reimbursement Agreement #RA-95-04 for public improvements in Kettleman Lane and along the west boundary of the Lodi Town Plaza Shopping Center constructed with the Lodi Town Plaza Shopping Center

All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

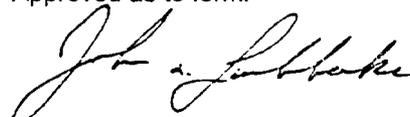
If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, P.O. Box 3006, at or prior to the Public Hearing.

By Order of the Lodi City Council:


Jennifer M. Perrin
City Clerk

Dated: September 6, 1995

Approved as to form:


John Luebberke
Deputy City Attorney



DECLARATION OF MAILING

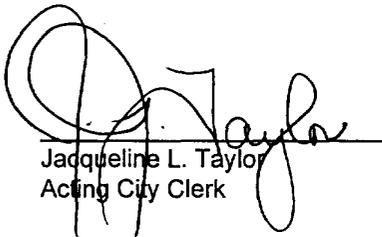
On September 7, 1995 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on September 7, 1995, at Lodi, California.

Jennifer M. Perrin
City Clerk



Jacqueline L. Taylor
Acting City Clerk

CITY OF LODI

CITY HALL, 221 W. PINE ST.
P. O. BOX 3006
LODI, CALIFORNIA 95241-1910

TARGET STORES
ATTN JIM THEUSCH AIA
P O BOX 1392
MINNEAPOLIS MN 55440-1392

CITY OF LODI

CITY HALL, 221 W. PINE ST.
P. O. BOX 3006
LODI, CALIFORNIA 95241-1910

PHILLIPPI ENGINEERING INC
P O BOX 6556
VACAVILLE CA 95696-6556

E & O ANAGNOS
2449 W KETTLEMAN LN
LODI CA 95242